



Haydock Close

Dosthill, Tamworth, Staffordshire, B77 1QR

Offers Over £465,000

Property Features

- Immaculately Presented and Spacious Family Home
- Through Entrance Hall
- Open Aspect Kitchen/Dining Area
- Lounge
- Conservatory
- Sitting Room
- Utility Room/Guest Cloakroom
- Master Bedroom with En-suite
- Three Further Bedrooms, Family Bathroom
- Double Garage, Driveway, Stunning Rear Garden

Full Description

Taylor Cole Estate Agents are delighted to offer 'for sale' this immaculately presented and spacious executive detached family home residing in the most enviable of corner plot positions upon this modern residential development. The property benefits from both UPVC double glazing and gas fired central heating, with accommodation briefly comprising: through entrance hall, open aspect kitchen/dining area, utility room, lounge, conservatory, sitting room, guest cloakroom, master bedroom with en-suite, three further bedrooms, luxury family bathroom, integral double garage, stunning rear garden, driveway. Early internal viewing is highly advised.

Nestled in this quaint cul-de-sac setting, this superb four bedroom detached family home is conveniently located only a short distance away from local schooling, shopping amenities and commuter links, with the property itself positioned behind a lawned fore garden with a brace of mature trees screening the frontage, the tarmac driveway positioned adjacent offers off road parking facilities along with access to the side entrance gate, the two up and over garage doors and front entrance door.

THROUGH ENTRANCE HALLWAY

Accessed via the obscure double glazed front entrance door and having matching obscure double glazed side screen, ceiling light point, inset doormat, quality wood grain effect flooring, staircase off to first floor landing with storage cupboard beneath, radiator, wall socket, door into:

SUPERB OPEN ASPECT KITCHEN/DINING AREA

20' 10" x 10' 4" (6.35m x 3.15m)

Positioned to the rear of the property and offering fantastic social and dining space, this open aspect room has a matching range of shaker base units and drawers, integrated dishwasher, integrated fridge, full height pull-out condiment cupboard, recess and gas point for free standing 'range style' cooker with tiled splashback and 'Rangemaster' extractor hood over, roll top 'Corian' working surfaces with inset one and a half bowl sink and drainer unit with hot and cold mixer tap over, complementary tiled surrounds, wall sockets, matching range of shaker wall units offering further storage space, two UPVC double glazed windows with fitted blinds overlooking the stunning rear garden, ceiling downlighters, courtesy 'Dimplex' electric heater situated within plinth, marble stone tiled flooring, ample floor space for free standing dining room table, radiator, TV connection point, door into:

UTILITY ROOM

5' 3" x 7' 8" (1.6m x 2.34m)

With a roll top 'Corian' laundry working surface, inset circular stainless steel sink with hot and cold mixer tap over, matching shaker base units, recess and plumbing for washing machine, recess and point for tumble dryer, complementary tiled surrounds, wall socket, wall mounted 'Potterton' boiler, ceiling downlighters, UPVC double glazed window to the side aspect, double glazed door opening out to the rear garden, extractor fan, radiator, integral door



into the garage, marble stone tiled flooring.

LOUNGE

11' 1" x 17' 6" (3.38m x 5.33m)

The spacious lounge provides superb floor space for free standing lounge furniture and has a feature gas fire display with decorative surround, quartz backdrop and quartz hearth, two ceiling light points, wall sockets, TV connection point, two radiators, quality wood grain effect flooring, double doors opening to:

SITTING ROOM

11' 1" x 8' 11" (3.38m x 2.72m)

Positioned to the front of the property, this versatile room can be utilised as a separate dining room, sitting room or family area, with the room itself having a UPVC double glazed window with fitted shutters overlooking the front aspect, ceiling light point, radiator, wall socket, TV connection point, telephone connection point (subject to regulations), quality wood grain effect flooring, door returning to hallway.

CONSERVATORY

10' 2" x 10' 0" (3.1m x 3.05m)

Being of UPVC construction and having ceiling to floor double glazed windows overlooking the stunning rear garden, UPVC double glazed doors to the rear garden, perspex roof and slate tiled flooring, this wonderful additional sitting area provides ample floor space for free standing furniture and has wall socket, UPVC double glazed doors to the lounge.

GUEST CLOAKROOM

3' 5" x 4' 9" (1.04m x 1.45m)

This matching two piece suite comprises of a WC, pedestal hand wash basin with hot and cold taps over and tiled splashback, ceiling light point, obscure UPVC double glazed window to the front aspect, radiator, quality marble effect water resistant flooring.

FIRST FLOOR LANDING

Having loft hatch access with fitted drop down ladders, two ceiling light points, radiator, wall socket, door into the airing cupboard enclosing the 'BoilerMate' hot water system and linen storage shelves, door into the landing storage cupboard offering further storage space and fitted shelving unit, doors to:

BEDROOM ONE

10' 1" x 13' 2" (3.07m x 4.01m)

The spacious master bedroom offers superb floor space for free standing bed, recess for dressing area, two ceiling light points, radiator, wall sockets, UPVC double glazed window to the front aspect, range of built-in wardrobes enclosing hanging rails and shelving units, door into:

REFITTED EN-SUITE

5' 3" x 5' 1" (1.6m x 1.55m)

The modern en-suite comprises of a close coupled WC set within vanity unit with hand wash basin above, hot and cold mixer tap over, tiled splashback and vanity mirror over with inset lighting, toiletry storage beneath, recessed double shower with waterfall shower head, feature mosaic tiled wall and glass side screen door, obscure UPVC double glazed window to the front aspect, ceiling downlighters, extractor fan, wall mounted heated towel rail, ceiling to floor tiled surround, matching tiled flooring.

BEDROOM TWO

8' 3" x 11' 4" (2.51m x 3.45m)

Again being a double bedroom and having a ceiling light point, radiator, wall socket, built-in wardrobe enclosing hanging rail and shelving unit, UPVC double glazed window overlooking the rear garden.



BEDROOM THREE

13' 3" x 8' 5" (4.04m x 2.57m)

Providing ample floor space for free standing double bed and free standing wardrobes, and having a ceiling light point, radiator, wall socket, UPVC double glazed window to the front aspect.

BEDROOM FOUR

8' 9" x 9' 9" (2.67m x 2.97m)

Currently being utilised as the home office and music room, the fourth bedroom provides floor space for free standing double bed, ceiling light point, radiator, wall socket, UPVC double glazed window to the rear.

LUXURY FAMILY BATHROOM

7' 8" x 7' 3" (2.34m x 2.21m)

Having feature ceiling to floor tiling surround with shaped hex mosaic feature display, with the suite itself comprising of a free standing bath with hot and cold mixer tap over and fitted within recess, close coupled WC and hand wash basin set within vanity unit with hot and cold mixer tap over, tiled splashback, vanity mirror above with fitted lighting and time, toiletry storage beneath, built-in double shower with waterfall shower head and detachable hose, glass side screen and door, ceiling downlighters, obscure UPVC double glazed window to the rear, wall mounted heated towel rail, extractor fan, modern anti slip water resistant flooring.

OUTSIDE

DOUBLE GARAGE

17' 6" x 17' 7" (5.33m x 5.36m)

The open double garage area is accessed via the electric and manual up and over garage doors from the front driveway, with the garage itself offering ample off road parking facilities or additional storage space, and enclosing two ceiling light points, wall socket, fitted shelving unit and integral door into the utility room.

REAR GARDEN

This most attractive rear garden has been professionally designed and landscaped and begins with the shaped sleeper decking areas which provide superb outdoor seating and entertainment space, along with access to the cold water tap and slabbed side aspect which in turn leads to the side entrance gate and elevated lawned area occupying the centre of the garden with upright sleepers retaining the boundary, water feature display with slate rockery surround, secondary sleeper decking area adjacent to the lawn for further outdoor seating and al-fresco dining space, and having borders surrounding incorporating a plethora of evergreens and shrubbery, night time lighting and four mature birch trees, timber fencing and brick built pillars to boundaries.

ANTI MONEY LAUNDERING

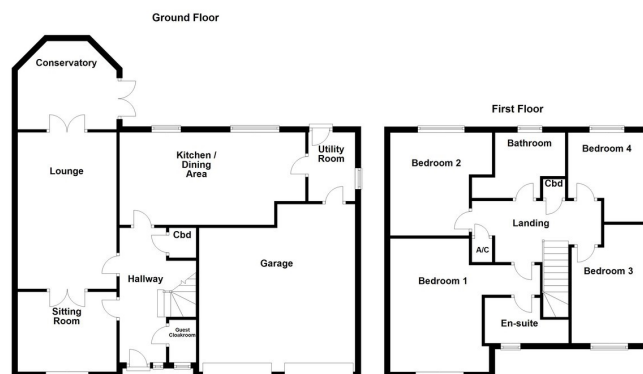
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

TENURE

We have been advised that this property is freehold, however, prospective buyers are advised to verify the position with their solicitor / legal representative.

VIEWING

By prior appointment with Taylor Cole Estate Agents on the contact number provided.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 c
55-68	D	67 d	
39-54	E		
21-38	F		
1-20	G		

6a Victoria Road
Tamworth
Staffordshire
B79 7HL

www.taylorcole.co.uk
sales@taylorcole.co.uk
01827 311412

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements